DANIEL ADAMS



# 31 Warwick Road

**Coulsdon, CR5 2EF**

**Offers Over £875,000**

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## 31 Warwick Road

Coulsdon, CR5 2EF

this impressive four-bedroom detached family home occupies a generous plot and offers excellent existing accommodation, together with exciting potential for further enlargement. Having been lovingly improved by the current owners, the property benefits from a substantial ground floor extension, creating a spacious and versatile layout ideally suited to modern family living.

Upon entering, you are greeted by a welcoming entrance hall. To the left is a spacious family lounge, providing an ideal space to relax, while to the right is a further reception room, offering flexibility as a family room, playroom or additional entertaining space. A ground floor cloakroom completes this part of the accommodation.

The heart of the home is the impressive open-plan kitchen/dining room, providing plenty of space for both everyday family life and entertaining. This leads through to a separate study, shower room and useful utility area, which also provides internal access to the garage.

On the first floor are four well-proportioned bedrooms, including one with its own en-suite shower area, together with a family bathroom.

Externally, the property continues to impress with a particularly generous and level rear garden, incorporating a patio area and offering plenty of space for families to enjoy. To the front, an attractive in-and-out driveway provides ample off-street parking for several vehicles.

Further potential: In addition to the accommodation already on offer, the generous plot and existing layout provide exciting scope for further enlargement. There may be potential to extend upwards, creating additional bedrooms and further family accommodation, subject to the necessary planning permissions and consents. This offers an excellent opportunity for purchasers looking for a home that can evolve with their family's changing needs over the years.

Warwick Road is conveniently positioned for a selection of well-regarded local schools, while Coulsdon Town centre, with its shops, a























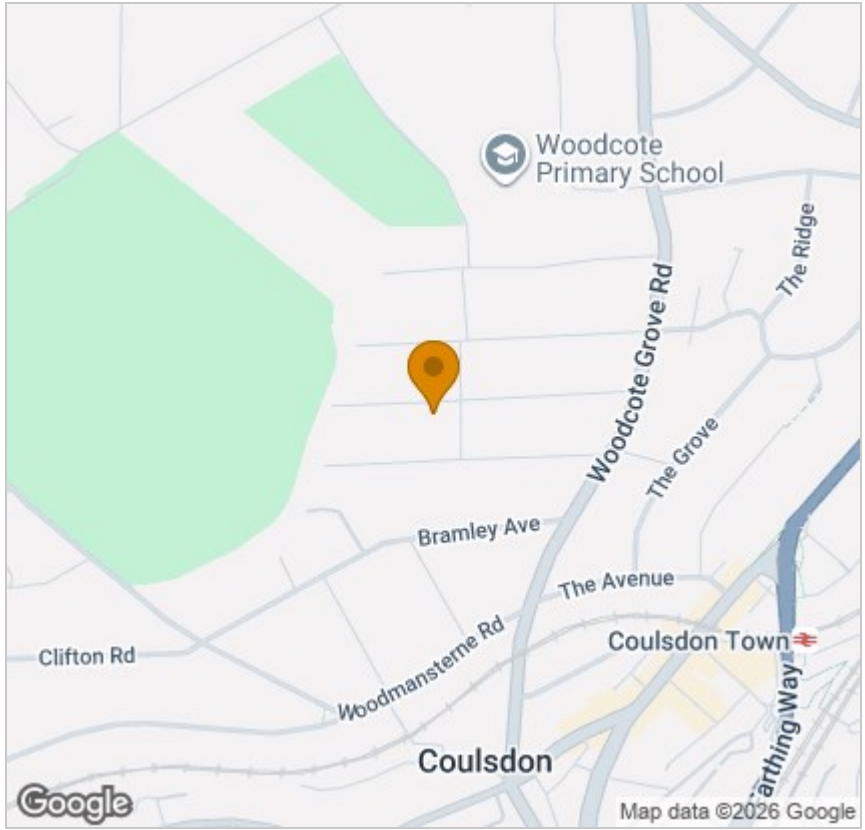


- Entrance Hall
- Lounge
- Family Room
- W.c
- Kitchen - Dining Room
- Study
- Downstairs Shower Room
- Stairs to
- First Floor landing
- Bedroom
- En-suite shower Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom
- Rear Garden
- Garage
- In Out driveway

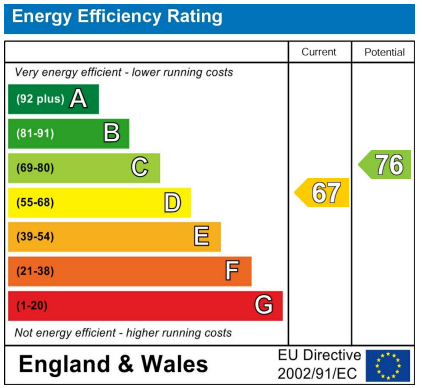
## Floor Plan

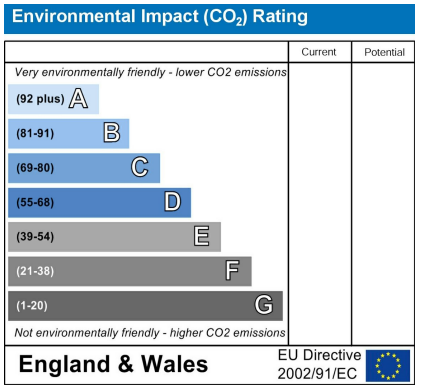



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878
if you wish to arrange a viewing appointment for this property or require further information.


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